

Terms and Conditions of Booking

1. Please contact the owner by email or telephone to check availability of the cottage
2. A £100 per stay for one week (£50 per stay of less than one week) deposit, payable by a cheque made payable to Mrs B Strachan, together with your contact details (full name, home address and if possible mobile number and email address) is required to reserve the property. Following receipt of your deposit and contact details, within the following 7 days you will be sent confirmation of your reservation by email (or post if no email address)
3. The rental fee is to be paid in full 6 weeks before the start of your holiday otherwise the reservation may be deemed to be cancelled
4. In the event of cancellation more than 6 weeks before the start of your holiday your deposit will not be refunded unless the property is re-let for the same period. Should cancellation take place less than 6 weeks before the start of the holiday the rental is payable in full. It is therefore recommended that you consider taking out suitable holiday insurance

Check-in and check-out times

5. The cottage will be available from 3.30pm on the day of arrival and must be vacated by 10am on the day of departure
6. Lettings are normally Friday to Friday but shorter lettings are available from October to March (except Christmas, New Year and Half Term Holidays) on request
7. The cottage must be left in a clean and tidy condition

No smoking and no pets policy

8. We operate a strict no smoking policy throughout the cottage
9. No pets are allowed in the cottage or in the garden

Occupancy, access and liability

10. The occupancy shall not exceed the number in the party shown on the booking correspondence and in any event shall not exceed 3 persons
11. Access to the property, by the owner or a representative of the owner, shall be allowed at any reasonable time during the holiday
12. We are unable to accept liability to any member of the holiday party for any personal injury or sickness, loss or damage to property, including vehicles, however sustained, nor for the loss or theft of belongings and/or money during their stay
13. Should, for reasons beyond our control, the cottage be rendered unsuitable for letting on the dates booked, all money paid will be returned in full. There will be no further claim against us.

Complaints and breach

14. We hope you have a pleasant stay. However, if you have a complaint please contact us immediately so we can investigate it straight away before your holiday ends
15. We reserve the right to terminate hire without notice or refund for a breach of these 'terms and conditions'

Mrs B Strachan

The Timbered House, St Johns Avenue, Thorner, Leeds, West Yorkshire LS14 3BZ

0113 2892746; 0781 6532749

All cheques made payable to Mrs B Strachan